

PROPOSED PROJECT DESCRIPTION

Please provide a brief description of the project. Use an additional sheet of paper, if necessary.

This project involves two parcels: Lot 1 is 0.43 acre bordering Issaquah Creek on which construction of a new residential duplex is proposed. Lot 2 is 0.2 acre parcel located north of Lot 1 and improved with single family home. Proposed work on Lot 2 includes demolishing a small shed and paving an existing joint use access driveway. The duplex will be two story with a building footprint of 2,695 square feet. Building height will not exceed 30 feet. All work will be outside the recorded 75 foot stream buffer and outside of the FEMA 100 year flood plain. All impervious surfaces shall drain to public storm drain system in 3rd Place NW. All setbacks, building height and area and impervious cover shall be equal or better than those approved for this property in the Notice of Decision dated July 7, 2004 for Short Plat PLN03-00013, Shoreline Substantial Development Permit PLN03-00014 and Administrative Adjustment of Standards PLN04-00020.

WATER AREA/WETLANDS

Please provide the name of water area and/or wetlands within which development is proposed.

Issaquah Creek

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Nature of the existing shoreline

Describe type of shoreline, such as marine, stream, lake, lagoon, marsh, bog, swamp, floodplain, floodway, delta; type of beach, such as accretion, erosion, high bank, low bank, or dike; material such as sand, gravel, mud, clay, rock, riprap; and extent and type of bulkheading, if any

Building Height

In the event that any of the proposed buildings or structures will exceed a height of thirty-five (35) feet above the existing grade level, indicate the approximate location of and number of residential units, existing and potential, that will have an obstructed view.

Conditional Use/Variance

If the application involves a conditional use or variance, set forth in full that portion of the master program which provides that the proposed use may be a conditional use, or, in the case of a variance, from which the variance is being sought.

I, James Thompson, am the above named applicant for a permit to construct a shoreline development pursuant to the Shoreline Management Act of 1971, and hereby state that the foregoing statements, answers, and information are, in all respects, true and correct to the best of my knowledge and belief.

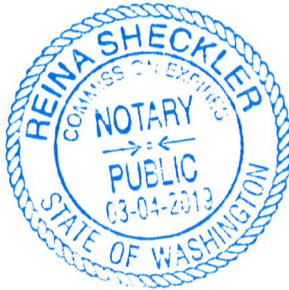
Signature: James E. Thompson

Date: 12-28-15

SUBSCRIBED and sworn before me this 28 day of December

[Signature]
Notary Public in and for the State of Washington, residing at:

Issaquah, King County



SHORELINE PERMIT APPLICATION



CITY OF
ISSAQUAH
DEVELOPMENT SERVICES

1775 – 12th Ave. NW | P.O. Box 1307
Issaquah, WA 98027
425-837-3100
issaquahwa.gov

This Section For Staff Use Only

Permit Number: _____
Staff Contact: _____

Date Received: _____

To The Applicant: This is an application for a Shoreline Development Permit and is authorized by the Shoreline Management Act of 1971. It is suggested that you check with appropriate local, state, or federal officials to determine whether your project falls within any other permit system

Application for: ☒ Substantial Development Permit ☐ Conditional Use
☐ Variance ☐ Exemption
☐ Revision

PROJECT INFORMATION

Name of Project: RIVERFRONT DUPLEX
Project Site Address(s): 325 3rd PI NW, Issaquah, WA 98027
Parcel Number(s): 282406-9386 & 282406-9179

OWNER

Name: JAMES THOMPSON & ROSANNE POWERS
Address: 35 FRONT ST S, ISSAQUAH, WA 98027
Phone: 425-392-0590 Email: landbyjt@msn.com

APPLICANT

Name: JAMES THOMPSON, P.E.
Address: 35 FRONT ST S, ISSAQUAH, WA 98027
Phone: 425-392-0590 Email: landbyjt@msn.com

CONTACT

Name: JAMES THOMPSON, P.E.
Address: 35 FRONT ST S, ISSAQUAH, WA 98027
Phone: 425-392-0590 Email: landbyjt@msn.com

CURRENT USE:

Please provide a brief description of the current use of the property with existing improvements:

The site consists of two parcels. The south parcel is vacant land and the north parcel is developed with a single family home. Site has been planted in the 75 foot creek buffer per mitigation plan conservation easement recorded with Short Plat No. PLN03-00013.